

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING - June 6, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1 - 59*)

Members: Henry P. Szymanski (*voting on items 1 - 71*)
Scott R. Winkler (*voting on items 1 - 71*)
Catherine M. Doyle (*voting on items 1 - 71*)
Roy B. Nabors (*voting on items 1 - 71*)

Alt. Board Members: Donald Jackson (*voting on items 1, 60 - 71*)

START TIME: 2:15 p.m.

End Time: 7:20 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23604 Special Use	Kuldip, Inc. Prospective Buyer Request to construct a car wash and laundromat addition to the existing gas station and convenience stores at 1009 S. 1st Street.	117 W. Mineral St. A/K/A 1009 S. 1st St. 12th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	24012 Dimensional Variance	Mike Goldberg c/o the Albion Group, Inc.; Property Owner Request to build a new bar/restaurant.	1129-31 N. Water St. 4th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	24140 Rehearing Request	Jacqueline Dickinson Property Owner Request to occupy the premise as a day care facility for 17 children in units #1 and #2, 4 wks-11 yrs, Monday-Friday 6:00 am-11:30 pm.	1941 W. Hope Av. 1st Dist.
	Action:	granted	
	Motion:	Scott Winkler moved to grant the request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	24106 Use Variance Denied	James W Lyte Lessee Request to occupy the premise as a personal service facility(barber shop).	2140 N. 27th St. 7th Dist.
	Action:	granted	
	Motion:	Catherine Doyle moved to grant the request. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23814 Change of Operator	Syed Muhammad Hadi Rivvi Request to continuing occupying the premises as a motor vehicle pumping station & convenience store.	4057 N. Green Bay Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
6	24023 Special Use	James Cape & Sons Co. Property Owner Request to occupy the premises as a temporary concrete batch plant.	1304 W. Bruce St. 12th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	24223 Special Use	Octavio Rodriguez, Property Owner Request to occupy the premise as a type 'B' restaurant.	1100-04 W. Lincoln Av. 12th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	24261 Dimensional Variance	Wayne N. Zielinski, Property Owner Request to convert the existing duplex into a 4 unit residential dwelling.	1933 W. Lincoln Av. 8th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	24268 Special Use	Michelle G. Lukacs, Lessee Request to expand the existing day care center from 20 to 40 children, 2yrs-12yrs, Monday-Friday 6:00am-6:00pm.	2911 S. 32nd St. 8th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner complies with all conditions of Board case No. 23885.</p> <p>5. That this Special Use is granted for a period of time commencing with the date hereof and expiring on December 12, 2011.</p>	
10	24200 Dimensional Variance	Hriam LLC Lessee Request to occupy the premise as a community living arrangement for 8 adults.	5363 N. 37th St. A/K/A 5363-75 N. 37th St. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	24276 Special Use	Priya Corp, Property Owner Request to occupy the premise as a 24hr motor vehicle pumping station and convenient store.	3101 S. 76th St. 11th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
12	24221 Special Use	Jasdev Singh Midway Gas, Inc.; Property Owner Request to continue occupying the premise as a motor vehicle pumping station with the addition of a car wash.	7537-49 N. Teutonia Av. 9th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	24240 Special Use	Mt. Castle Corp., Lessee Request to occupy the premise as a adult day care facility for 30 clients, Monday-Friday 8:00am-2:00pm.	8044-48 N. 76th St. A/K/A 8042-82 N. 76th St. 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtains an occupancy permit and complies with all State commercial code requirements adult day care facilities.</p> <p>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	24247 Special Use	Cherie Sims, Lessee Request to occupy the premise as a day care center for 39 children, 6wks-12yrs, Monday-Saturday 6:30am-12:00am.	3532 W. Villard Av. A/K/A 5204 N. 36th St. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>6. That the outdoor play area is not utilized after 8:00 P.M.</p> <p>7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	
15	24196 Special Use	Henry Watson Sr. Property Owner Request to occupy the premise as a church without the required parking.	3300 W. Burleigh St. 10th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
16	24214 Special Use	Diane Denny, Lessee Request to occupy the premise as a motor vehicle repair center.	3139 N. 31st St. 10th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That no disabled or unlicensed vehicles or parts are stored outside.</p> <p>5. That all repair work is conducted inside of the building.</p> <p>6. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	24277 Special Use	HealthSpan Inc., Other Request to occupy a portion of the premise as a day care center for 20 children, 2yrs-12yrs, Monday-Friday 6:00am-6:00pm.	3126 S. 41st . A/K/A 4005 W. Oklahoma Ave. 11th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
18	24202 Special Use	Rev. Efrain Hernandez Property Owner Request to occupy the premise as a church without the required parking.	1316 S. Cesar Chavez Dr. 12th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned by staff and will be rescheduled at the next available hearing.	

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19	24220 Special Use	Balhair Dulai, Lessee Request to continue occupying the premises as a motor vehicle pumping station with the addition of a car wash.	4866 S. 27th St. 13th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That the easterly driveway on Carpenter Street is closed and restored with curb and gutter as indicated on the revised site plan. 7. That the petitioner implement site improvements including landscaping and screening in accordance with plans as approved by the Department of City Development. 8. That site illumination is controlled to prevent glare onto adjacent streets and residences. 9. That no additional signage be added to the existing pylon sign and that no additional freestanding signage is erected. 10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 11. That any previous Board of Zoning Appeals conditions regarding this property are complied with. 12. That this Special Use is granted for a period of time commencing with the date hereof and expiring on January 25, 2010. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
20	24226 Special Use	Mark McCormick Woodward Street LLC; Prospective Buyer Request to occupy a portion of the premise as a day care center for 30 children, 6wks-12yrs, Monday-Friday 6:30am-5:30pm.	2392 S. Woodward St. 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
21	24259 Use Variance	Thomas Zaniewski South Side Auto Salvage Inc.; Property Owner Request to continue occupying the premises as a salvage yard with outdoor storage.	2076 W. Holt Av. 14th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner shall maintain landscaping and screening in accordance with plans as approved by the Department of City Development. 5. That all previous conditions of the Board regarding this property are complied with. 6. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	24275 Special Use	Khalid Ahmed A&A Petro Inc.; Property Owner	11910 W. Silver Spring Dr. 15th Dist.
		Request to continue occupying the premise as a 24hr motor vehicle pumping station and convenience store.	
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That there is no outdoor storage or display of products or merchandise.</p> <p>5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan.</p> <p>6. That landscaping and screening is maintained in a manner that meets the intent of city code.</p> <p>7. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>8. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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23	24274 Special Use	Christian Legal Services C/o Leonard V. Brady, Esq.; Property Owner Request to continue occupying a portion of the premises as an office.	1216 W. Walnut St. A/K/A 1216-18 W Walnut St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
24	24251 Special Use	Leroy Holmes Property Owner Request to occupy the premise as a motor vehicle repair center.	2462 W. Capitol Dr. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

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25	24236 Special Use	Henry Redd Milwaukee Grace Bible Church; Lessee Request to occupy the premise as a church.	6619 W. Capitol Dr. A/K/A 6617-19 W. Capitol Dr. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use and this Variance are granted for a period of five (5) years, commencing with the date hereof. 	
26	24239 Special Use	Brenda Graves, Lessee Request to occupy the premise as a day care center for 25 children, 4wks-12yrs, Monday-Friday 6:00am-6:00pm.	5641 N. 68th St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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27	24177 Use Variance	United States Cellular Lessee Request to replace the existing mono-pole with a new transmission tower attached to the existing structure.	2275 N. Lincoln Memorial Dr. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the chair and will be rescheduled at the next available hearing.	
28	24266 Use Variance	Clare Wein Clare Bear's Family Child Care; Request to use a sign for a family day care.	1541 E. North Av. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

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29	24194 Special Use	Darnell Robinson, Lessee Request to occupy the premise as a day care center for 50 children, newborn-12yrs, 6:00am-10:00pm Monday-Friday.	3410 W. Mc Kinley Bl. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the barbed wire is removed from the fence. 6. That landscaping and screening plans for the parking area are submitted which meet the intent of s.295-75. 7. That any fencing along the West McKinley Avenue or North 34th Street frontages is of a decorative metal type (not chain link) and that no barbed wire is utilized on-site. 8. That signage is limited to a maximum of 40 square feet. 9. That the roof sign and sign frame is removed. 10. That the outdoor play area is not utilized after 8:00 P.M. 11. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 12. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

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30	24219 Special Use	Edna M. Hudson, Lessee Request to occupy a portion of the premises as a day care facility for 40 children, 4wks-12 yrs, Monday-Friday 5:30am-12:00am.	3953 N. 76th St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
31	24249 Special Use	Charles P. Bucolt Mike Cardo; Property Owner Request to occupy a portion of the premise as offices.	4200 N. Holton Suite #105 St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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32	24278 Special Use	Adam Werther LLC. Beaver Bomb; Prospective Buyer Request to occupy the premise as a general retail sales establishment.	2028 N. Martin Luther King Dr. A/K/A 2028-30 N. Martin Luther King Dr. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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33	24107 Special Use	Maryion Bean, Lessee Request to occupy the premise as a day care facility for 50 children, 6 wks.-12 yrs, 6:00am-12:00am Monday-Friday.	4006-08 W. Burleigh St. A/K/A 4004-4008 W. Burleigh St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the proposed parking area at the rear of site is developed. 6. That a loading zone is obtained directly in front of the site. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That exterior signage is limited to the sign band above the storefront windows or the existing projecting wall sign. 9. That the outdoor play area is not utilized after 8:00 P.M. 10. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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34	24156 Special Use	St James Deliverance Church of the First Born, Property Owner Request to construct an addition to the existing church.	1826 W. Center St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant develop the parking area in the rear of the building as shown of the site plan.</p> <p>5. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development Planning Administration section within thirty (30) days of the date hereof and prior to the issuance of any permits.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
35	24232 Special Use	Emily Lockett, Lessee Request to occupy the premise as a day care facility for 10 children, 6wks-12yrs, Monday-Friday 6:00am-6:00pm.	5316 W. Center St. A/K/A 5316-18 W. Center St. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	24254 Special Use	Rev. Dr. Thomas Usher III Lessee Request to occupy the premise as a secondhand retail sales facility (clothing store).	2210 W. North Av. A/K/A 2202-18 W. North Ave. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the security gates are removed from the exterior of the building covering the door and display window. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That signage is limited to signage in the windows or to the sign band above the storefront windows. 7. That the security gates on the exterior of the building's facade be removed per s. 252-76 of city code. 8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	
37	24146 Special Use	El Conejo Bus Line, Inc. Gerardo Hernandez; Lessee Request to occupy the premises as a bus station.	2539 W. Greenfield Av. 8th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned by staff and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
38	24058 Special Use	Maria del Carmen Garcia Lessee Request to occupy the premises as a rooming house and social service facility.	2501-05 W. Burnham St. 8th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
39	24164 Dimensional Variance	Michael Walk, Property Owner Request to construct a 1109 sq. ft. addition to the existing garage.	5700 N. 61st St. A/K/A 5700-02 N 61st St. 9th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
40	24227 Special Use	Tammie Gentry, Lessee Request to occupy the premise as a day care center for 77 children, 6wks-12yrs, Monday-Friday 6:30am-6:30pm.	8615 W. Brown Deer Rd. A/K/A 8603-65 W. Brown Deer Rd. 9th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
41	24213 Special Use	The House Of God Church Property Owner Request to occupy the premise as a church.	4800-08 W. Fond Du Lac Av. A/K/A 4800-18 W. Fond Du Lac Ave. 10th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
42	24231 Special Use	C.W. Purpero, Inc. Lessee Request to occupy the premises as a crushing and recycling facility.	3282 N. 35th St. 10th Dist.
	Action:	Adjourned	
	Motion:	Catherine Doyle moved to adjourn the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
43	24161 Appeal of an Order	Kramer International INC David Jungen; Property Owner Request to appeal the order of the Department of Neighborhood Services determining the premise to be an outdoor storage facility.	114 E. Pittsburgh Av. 12th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	23960 Special Use	A-Able Transmissions Inc., Lessee Request to occupy the premises as a motor vehicle sales, repair, and parts facility.	1214 S. 6th St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 5. There is no display of exterior banners or other advertising except that which is on the approved sign plan or in the plan of operation. 6. That the site is landscaped and screened according to the landscape plan that was approved by the Department of City Development on June 4, 2002. 7. That site illumination is controlled to prevent glare onto adjacent streets and residences. 8. That signage for the petitioner is limited to the existing sign frame on the lower portion of the pylon. 9. That no disabled or unlicensed vehicles or parts are stored outside. 10. That all repair work is conducted inside of the building. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	24234 Use Variance	TeleCorp Realty LLC a.k.a SunCom Wireless; Prospective Buyer Request to construct a 150 ft. telecommunications tower on the premise.	2129 W. Morgan Av. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned by staff and will be rescheduled at the next available hearing.	
46	24228 Use Variance	Michael Oberbrunner Blessed Hope Brethren In Christ Church; Lessee Request to occupy the premise as a church.	5405 S. 9th St. A/K/A 5375 S. 9th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	24208 Special Use	Rich Newbauer McDonalds Corporation; Property Owner	191 W. Layton Av. 13th Dist.
		Request to raze and rebuild a type 'B' restaurant with a drive-thru on the premises.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	5 Ayes, 0 Nays, Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That revised plans are submitted that provide an identifiable pedestrian link between the building and W. Layton Ave.</p> <p>5. That the pylon sign be reduced to a height not to exceed 14 feet in height and 50 square feet in area, and that no permits are issued until the reduction in both the sign height and area are implemented.</p> <p>6. That each directional sign not exceed 6 square feet and that the business name or advertising not exceed one-third of the display area of each directional sign.</p> <p>7. That revised site and signage plans are approved by the Zoning administration group prior to the issuance of any permits.</p> <p>8. That landscaping and screening are maintained in a manner that meets the intent of s.295-75.</p> <p>9. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	24222 Special Use	Gail N. & Randy P. Strumberger Asylumwerks Ltd.; Lessee Request to occupy the premise as a recreational facility(haunted house).	2612 S. Greeley St. A/K/A 2625 S. Greeley St. 14th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
49	24191 Dimensional Variance	John P. Sahagian Property Owner Request to occupy the rear portion of the premise as a residential dwelling.	3001A S. Kinnickinnic Av. A/K/A 3001-03 S. Kinnickinnic Ave 14th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the chair and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	24076 Special Use	<p>Bhupinder S. and Harjinder K. Ghuman d/b/a Howard Citgo Mart and Fuel; Prospective Buyer</p> <p>Request to continue occupying the premises as a motor vehicle pumping station with an expansion of the convenience store facility and the hours of operation (5 a.m. - 12 a.m.).</p> <p>Action: Granted</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That site illumination must be controlled to prevent glare onto adjacent streets and properties. 7. That landscaping and screening is maintained in a manner that meets the intent of city code. 8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 9. That there be no increase in signage. 10. That the operating hours for the facility be from 5:30 a.m. to 11:00 p.m. 11. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 12. That this Special Use is granted for a period of time commencing with the date hereof and expiring on February 1, 2006. 	1213 E. Howard Av. 14th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
51	24186 Use Variance	Olufunmilayo Abioye Property Owner Request to occupy the premise as a day care facility for 12 children, 6wks-12yrs, 6:00am-12:00am Monday-Friday.	6401 N. 94th St. 15th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 Abstained.	
52	24216 Special Use	Antonette Brooks, Lessee Request to occupy the premise as a day care facility for 8 children, 6 wks-12 yrs, Monday-Friday 6:00am-12:00am.	5724 N. 99th St. A/K/A 5724-26 N. 99th St. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	24152 Special Use	Cream City Storage LLP Property Owner	10020 W. Appleton Av. 15th Dist.
		Request to construct an indoor storage facility on the premise.	
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a revised landscape and screening plan is submitted that includes two trees in the most western planting strip along W. Appleton Ave.</p> <p>5. That site illumination is controlled to prevent glare onto adjacent streets and residences in accordance with s.295-409 of Milwaukee Zoning Code adopted by the Common Council (file # 991763).</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	24175 Special Use	Dallas-Hampton Inc. Ms. Dianne Dallas; Lessee Request to occupy the premise as a health and social service facility.	3513 W. North Av. A/K/A 3513-17 W North Ave. 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That signage is limited to the sign band above the storefront windows. 6. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 7. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	24269 Special Use	Habitat for Humanity, Property Owner Request to occupy the premises as a rooming house for 12 people.	2825 W. Brown St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>5. That the petitioner acquire the two abutting parcels and submit the proof of interest in the land for each parcel to the Board office.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	24133 Special Use	Holsey Nelson & Mary Nelson; Lessee Request to occupy the premise as a day care facility for 100 children, 6wks-12yrs, from 6:00 a.m. to 12:00 a.m. Monday-Sunday. Action: Granted 3 yrs. Motion: Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the parking lot is paved and parking spaces delineated (permit required). 5. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 6. That the parking area in the rear of the building is paved. 7. That parents be informed that they cannot park in the bus stop area on West Lisbon Avenue. 8. That a loading zone is obtained along the entire length of the property on North 37th Street. 9. That the storefront windows are restored to clear glass and are maintained in an attractive manner. 10. That signage is limited to the two proposed 24 square foot wall signs above the storefront windows. 11. That all barbed wire is removed from the premises. 12. That the play area fence along the West Lisbon Avenue frontage consists of a decorative metal fence (not chain link). 13. That the rear fence for the outdoor play area shall be constructed at least 20 feet to the south of and parallel to the southerly line of the alley; and the area between the alley and the fence shall be developed as parking for customers and employees. The parking area must be paved and parking stalls delineated. 14. That landscaping and screening plans for the North 37th Street frontage of the parking area are submitted to and approved by the Department of City Development Planning Administration section within forty five (45) days of the date hereof and prior to the issuance of any permits.. 15. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards in addition to the fence. 16. That the outdoor play area is not utilized after 8:00 P.M. 17. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	3630 W. Lisbon Av. 17th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	24018 Special Use	Bulk Petroleum Corp., Property Owner Request to construct a motor vehicle pumping station with a convenience store on the premises.	1932 W. State St. 17th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That the new driveway on North 20th Street is no wider than 30 feet. 7. That finalized landscaping and screening plans must be submitted the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 9. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 10. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	24262 Special Use	Barbara Crawford, Lessee Request to occupy the premise as a day care facility for 8 children, 6wks-12yrs, Monday-Friday 6:00am-10:00pm.	3714 N. 36th St. A/K/A 3714-16 N. 36th St. 10th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn this appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
59	24124 Dimensional Variance	Janice Murchison, Lessee Request to occupy the premise as a group foster home for 7 children.	4547 N. 24th Pl. 1st Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
60	24151 Use Variance	Rennette Ball, Property Owner Request to occupy the premises as an office (with ancillary retail).	5717 W. Villard Av. 2nd Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski. C. Zetley not voting	
	Vote:	4 Ayes, 0 Nays, S. Winkler Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That this Variance is granted for a period of three (3) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	23926 Use Variance	Tebo Riverside Automotive Peter Bilgo; Property Owner	2740-42 N. Oakland Av. 3rd Dist.
		Request to occupy a portion of a residential lot as a parking lot accessory to the existing motor vehicle repair facility at 2750 N. Oakland.	
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this variance is granted to run concurrent with variance #19455 which was granted to the petitioner on November 17, 1994, to operate his motor vehicle repair facility at 2750 N. Oakland Ave and which expires on August 12, 2004.</p> <p>5. That this Variance is granted for a period of time commencing with the date hereof and expiring on August 12, 2004.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	23925 Use Variance	Tebo Riverside Automotive Peter Bilgo; Property Owner Request to occupy a portion of four residential lots as a commercial parking lot to support the existing motor vehicle repair facility at 2750 N. Oakland Av.	2745-57 N. Cramer St. A/K/A 2745, 2749, 2753, & 2757 N. Cramer St. 3rd Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this variance is granted to run concurrent with variance #19455 which was granted to the petitioner on November 17, 1994, to operate his motor vehicle repair facility at 2750 N. Oakland Ave and which expires on August 12,2004.</p> <p>5. That the variance is granted to run concurrent with variance #19455 which granted to the petitioner on 11/17/94 to operate his motor vehicle repair facility at 2750 N. Oakland Ave and expires on 8/12/2004.</p> <p>6. That the petitioner obtain approval from the Standards and Appeals Commission for the unpaved parking spaces on Cramer St.</p> <p>7. That the petitioner provide regular maintenance to the unpaved parking areas to ensure limestone does not accumulate in the public right of way.</p> <p>8. That this Variance is granted for a period of time commencing with the date hereof and expiring on August 12, 2004.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
63	24233 Special Use	St. Paul's Church, Property Owner Request to construct a changeable letter sign with an illuminated background on the premises.	914 E. Knapp St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the sign not be illuminated between the hours of 10:00 P.M. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	24210 Special Use	James B. Schulhof 936 LLC Schulhof Property Management; Prospective Buyer	547 N. 20th St. 4th Dist.
		Request to occupy the premise as a rooming house.	
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>5. That the rooming house is permitted for a maximum of 10 residents.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
65	23924 Dimensional Variance	Rueben M. Katz Aztak Metal; Property Owner Request to continue occupying the premises as a metal processing and recycling (junkyard) facility, with outdoor storage without the required landscaping and screening.	8300 W. Florist Av. 5th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal request for a Use Variance. Seconded by Roy Nabors. C. Zetley not voting. Catherine Doyle moved to deny the Variance (295-11-2-a) request. Seconded by Henry Szymanski. Henry Szymanski moved to deny the Variance (295-11-4) request. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 21159 are complied with. 5. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development Planning Administration section within thirty (30) days and implemented within sixty (60) days of the date hereof and prior to the issuance of any permits. 6. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	24201 Use Variance	LaMarr Franklin Garfield Avenue Tap; Lessee Request to construct a 12 ft. x 18.83 ft. deck on the premises intensifying a non-conforming tavern.	642 W. Garfield Av. A/K/A 634-42 W. Garfield Ave. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That this Variance is granted for a period of three (3) years, commencing with the date hereof.	
67	24242 Special Use	Larry Johnson, Lessee Request to occupy the premise as a day care facility for 8 children, Monday-Friday 6:00am-10:00pm.	2876 N. 37th St. A/K/A 2876-78 N. 37th St. 7th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Roy Nabors. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	--	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	24217 Dimensional Variance	<p>Scott Wilder Mt. Castle Corp.; Property Owner</p> <p>Request to occupy the premise as a community living arrangement for 4 adults.</p>	<p>2935 N. 44th St. A/K/A 2935-37 N. 44th St. 7th Dist.</p>
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson. C. Zetley not voting.	
	Vote:	5 Ayes, 0 Nays, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant schedule and coordinate monthly meetings with residents to discuss concerns of any operational aspect of the facility.</p> <p>5. That the applicant provide the Alderman with a monthly summary report of the details and findings of the meeting.</p> <p>6. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel.</p> <p>7. That this Variance is granted for a period of two (2) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
69	24218 Dimensional Variance	Urwonda Jones, Property Owner Request to occupy the premise as a community base residential facility for 3 adults.	2532 N. 21st St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson. C. Zetley not voting.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	
70	23831 Special Use	Sandstone Petroleum, Inc. Jay Walia; Prospective Buyer Request to continue occupying the premises as a motor vehicle pumping station with a convenience store.	6001 W. Burleigh St. A/K/A 3071 N. 60th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
71	23669 Use Variance	<p>Bulk Petroleum Corp. Darshan Dhaliwal; Property Owner</p> <p>Request to raze the existing facility and construct a new pumping station with a convenience store on the premises.</p> <p>Action: Granted 5 yrs.</p> <p>Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. C. Zetley not voting.</p> <p>Vote: 4 Ayes, 0 Nays, 1 S. Winkler Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That landscaping and screening plans are upgraded to include an urban edge treatment along the West Garfield Avenue and North 35th Street frontages and a 6-foot high opaque wood fence along the southern property line. The masonry pillars should be brick. The revised plan must be approved by the Zoning Administration Group prior to the issuance of any permits. 7. That the luminaries for the proposed canopy shall preferably be of a type that are recessed into or flush with the ceiling of the canopy or, at a minimum, sufficiently shielded so as to prevent light spillage onto adjacent streets and residences. Luminaire specifications, as well as a site photometric plan which illustrates that site illumination will be controlled to prevent glare and light spillage onto adjacent streets and residences must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That the pylon sign is limited to a maximum of 40 square feet in area and 14 feet in height. 9. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary. 10. That the petitioner schedule and coordinate quarterly meetings with local churches and community groups. 11. That the letter submitted by Bulk Petroleum dated May 30, 2002, which list numerous additional measures to be undertaken by the applicant be incorporated into the approved plan of operation. 12. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 13. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	<p>2173 N. 35th St. A/K/A 2175 N. 35th St. 17th Dist.</p>

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Winkler moved to approve the minutes of the May 9, 2002 meeting. Seconded by Board member Catherine Doyle. Unanimously approved.

The Board set the next meeting for July 11, 2002.

Board member Szymanski moved to adjourn the meeting at 7:20 p.m.. Seconded by Board member Jackson. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board